

Trina Cruikshank

From: Beverly Snyder [REDACTED]
Sent: March 1, 2022 7:42 AM
To: Denise Blackwell
Cc: Mayor Young
Subject: Lone Oak

Hello Denise

I have been a resident on this neighborhood [REDACTED] years. There has been a ton of changes. Some good some not. Times change but infrastructure hasn't.

To add a condo building for +55 people in this residential neighborhood does not work. We do not have trails to walk, no transit unless walk over a mile to bus stop, no sidewalks, no street lights etc. This is not what seniors require.

We have had 2 accidental deaths on this Hill already. Nothing recent but still 2 deaths.

The residents on north part of Mill Hill have water pressure problems. The pressure at the road is on the lowest acceptable number. But, running up to houses no pressure. We all have water pumps in our homes in order to take showers, run dish and washing machines. Many residents burn their machines out in no time.

To add another 150 cars to come in and out of one access bridge is crazy. This bridge was built for 58 homes. What happens if the bridge, which they say gets inspected ever year collapsed. All these homes have no access off this hill.

The traffic situation is a death trap. I have contacted bylaws and nothing has happened. It is a one way street as cars parked on the sides of roads makes it impossible to drive on. People driving down Langvista never stop at stop sign. The speed on all cars is high. People launch out of Lone Oak to the top of the hill only to meet another car coming up the hill. Weaving in and out of all the parked cars on the street. This section of road is now a main artery for all homes on Lone Oak

I know we are in a housing crisis but, we are a residential neighborhood with families and a condo building does not FIT.

Thank you

Bev Snyder
2540 Mill Hill Road
[REDACTED]

[REDACTED]

File:Z21-0034

Rezoning 350 Lone Oak Place, Langford: R2 Residential to RM7A-Apartment Building

Attention: Planning Department, City of Langford

This email comes with great concern in relation to a rezoning application that has been submitted for a very small single family dwelling neighborhood, to be changed to allow for a RM7A Apartment Building with 75 units, 6 floors and 2 underground levels of parking. We feel there are a number of issues with this development as outlined below.

1. Blasting for work to be done in this area will affect our home as well as many others that are in this area. There are a number of 1950's lath and plaster houses, including ours, that will not sustain this work without damage. A much smaller building on that lot will not require the underground parking, thus doing away with extensive blasting. In addition to damage caused by the blasting, there is the excessive amount of noise in a very small, confined area. The blasting will cause incredible distress to the neighborhood pets and forest residents of Cedarvale Park.
2. Cedarvale Park located directly behind this area as well as the close by Mill Hill Park, are going to be negatively affected by the increase in use. A building of this size will bring an increased estimate of over 150 people to these areas. Cedarvale is a very small park right on Millstream Creek which was recently enhanced to bring salmon stock back. Millstream is a protected salmon habitat and will be negatively impacted by this development. There are already a growing number of people going thorough this park, disturbing the natural setting. How will this be maintained with so much use?
3. The current condition of the proposed development site is atrocious. There is trash and litter strewn about and abandoned bits of building materials and equipment littered about the site. This raises concerns as to what the site cleanliness will be like once work starts. Will the workers garbage and unwanted items just be pushed back into the park?
4. There is also an impact of significant traffic increases. Each unit will most likely have 2 vehicles, so upwards of an additional 150 cars passing through a quiet dead end street. The increase of vehicles will negatively impact the safety of the neighborhood children and family pets. In addition, it can already be challenging getting out of the neighborhood and onto Veteran's Memorial Parkway currently; how will the current road infrastructure in our neighborhood and the surrounding neighborhoods handle this increase in traffic?
5. How many housing units would be allowed to be built on this lot without any rezoning?
6. If this rezoning passes, you have allowed for permanent changes in this area to develop more high-rise, large apartment buildings. How will this be prevented in the future and NOT rubber stamped with approvals from City Council?

Trina Cruikshank

From: [REDACTED]
Sent: March 2, 2022 9:37 PM
To: Langford Planning General Mailbox
Subject: File No: Z21-0034

Importance: High

Attn: Langford Planning, Zoning, and Affordable Housing Committee,

Re: File No. Z21-0034

For the record, we are the owner's of 329 Lone Oak place, and are writing to 100% oppose the application to rezone 350 Lone Oak Place.

We purchased 329 Lone Oak Place in April 2020 and at that time the information we were provided was this area at 350 Lone Oak Place would be designated for a future development of single family homes, duplexes, or townhouses. We were extremely disappointed to see the proposed development of a 75 unit, 6 storey building! This neighbourhood cannot handle this, we live 5 houses down from where this alleged building would be and the traffic this would bring to the street would absolutely ruin this neighbourhood. It cannot handle the amount of traffic that this would bring daily with an increase of approximately 150-300 more vehicles coming and going daily, including other traffic for visitors, maintenance trucks, couriers, etc). There is only one-way in and out of 350 Lone Oak Place and that is by driving by our house; the street was already built too narrow for the amount of traffic we have now.

This is a family neighbourhood with a nice cul-da-sac at the end where many children play, and ride bikes etc. Each house on Lone Oak Place has a suite and the majority of homes have between 1-3+ children, with very few having no children at all. We also currently have [REDACTED]. We purchased in this neighbourhood as we noticed it was quiet not being on a main road, and not on a major bus route. Our neighbourhood is presently safe for children playing in the front yards and in the street, it needs to stay that way. If this building was to be approved we would have to consider selling our house as a direct result of this. Buildings of this proposed size should not be in this area and it would make the street no longer safe for children. This area is suited for houses and townhouses only. I would fully support townhouses in this area as townhouses for the most part are well suited to families with children which is what this neighbourhood is made up of and townhouses would bring much less traffic.

I am also concerned with a large development like this bringing more noise and crime to the area which currently is a very safe, quiet, and family oriented neighbourhood.

Please only allow houses, duplexes, or townhouses to be built at 350 Lone Oak Place.

Respectfully,

Shawn & Monna Henwood
[REDACTED]